

**CITY OF GALVESTON
DOWNTOWN GALVESTON COMPREHENSIVE PLAN
DRAFT Scope of Services**

The Comprehensive Plan for the City of Galveston recommends the creation of individual area plans throughout the City. Specifically, Objective LU-4.1 of the Comprehensive Plan calls for the creation of an integrated Central Business District (CBD) plan that encompasses The Strand National Landmark District, the Port of Galveston / Cruise Terminals, and the University of Texas Medical Branch Galveston (UTMB) areas, as well as adjacent areas bordering the downtown on the east, south, and west.

Each of the activity subareas in and around the downtown has unique characteristics, requiring focused approaches in coordination with the overall downtown plan. An integrated plan will provide direction and consistency of efforts to achieve the overall objective of strengthening the downtown as the city’s multifunctional, vibrant center of activity. Proposals should address the process, method, schedule and implementation needs for addressing the following tasks, which will contribute to a comprehensive downtown plan.

COMMUNITY PROFILE AND PROJECT BACKGROUND:

The City of Galveston is located on a barrier island in the Gulf of Mexico, approximately one-hour southeast of Houston, with unique historical, environmental and economically valuable assets. The city was incorporated in 1839, covers approximately 32 square miles and has a population of 57,247 (2000 Census). Galveston has experienced exponential growth and revitalization within the last several years and desires to have an integrated downtown plan in place, in order to protect the unique character of the area, while promoting residential and retail needs that support business growth.

POTENTIAL PROJECT PARTNERS/STAKEHOLDERS

Suggest inserting specific statements of each geographic area to be covered by the plan. (i.e. Downtown, Port, UTMB, East End Neighborhood), in simple bullet format.

- Historic Downtown Galveston Partnership
- Downtown Landmark District
- Port of Galveston
- UTMB
- Adjacent neighborhood associations
- XXX

SCOPE OF WORK

The objective of the project is to prepare a plan document, with supporting technical studies, which can be used to direct the continued growth of the downtown area and identified subareas related to residential, retail and educational needs of the community.

1. Part 1: EXISTING CONDITIONS ANALYSIS

The consultant(s) shall meet with XXX to review and obtain an understanding of the existing conditions, development regulations, special district plans, and the Comprehensive Plan.

2. **Part 2: COMMUNITY INPUT/VISIONING WORKSHOPS**

Conduct a minimum of two visioning meeting(s) to draw from all stakeholders within the greater downtown area. The results would ultimately determine the boundaries to be studied, key issues to be addressed, makeup of a steering committee, and any needed subcommittees. This initial outreach would be followed by a comprehensive public involvement program to include neighborhood meetings, public hearings, and communication mechanisms, which would be ongoing throughout the duration of the study.

3. **Part 3: COMPREHENSIVE PLAN** (*suggest: move to (a) of Part 4 related to the plan development below*)

Create a plan that addresses all elements of the City of Galveston's 2001 Comprehensive Plan, including the current update being conducted by the City.

4. **Part 4: PLAN DEVELOPMENT**

Galveston's downtown should be a place to live, work, shop and recreate.

The plan shall:

- a. Show the density potential needed for housing, retail space and office space
- b. Show the downtown (and the city) can take advantage of public access to the waterfront
- c. Show how (mixed-use development) offices, residential and retail development will create a clientele for 24 hours of the day, that is, "*putting feet on the street*".

The plan shall have the following among its goals:

- a. Attract outside capital to invest in the downtown district and development interests to develop properties in the downtown and waterfront areas.
- b. Create a comprehensive master plan and develop standards which standards, which provide a guideline for quality development initiatives.
- c. Identify the amenities and special qualities of Galveston so that it can be packaged into a clear vision that will draw regional and national attention.

Develop goals, objectives, opportunities, and key issues unique to downtown from public, city staff, as well as good planning practice, through the following downtown elements:

- a. housing element
- b. economic/commercial development element
- c. Transportation
- d. Historic
- e. Land Use and Zoning
- h. Industrial Development
- i. Implementation element